SOUTH COUNTY JOINT PLANNING PROGRAM

City of Morgan Hill   City of Gilroy   County of Santa Clara

POPULATION AND EMPLOYMENT:

CURRENT SITUATION

AND

FORECASTS

TECHNICAL APPENDIX

BACKGROUND REPORT

FOR THE

SOUTH COUNTY JOINT PLANNING PROGRAM

PREPARED BY: EC, GF, CM, RS

COUNTY OF SANTA CLARA

DEPARTMENT OF LAND USE AND DEVELOPMENT

OFFICE OF PLANNING

Adopted: April 16, 1985

88 00763
[v.6]

<u>Background Report</u>
<u>for the</u>
<u>South County Joint Planning Program</u>

POPULATION AND EMPLOYMENT:
Current Situation
and
Forecasts

TECHNICAL APPENDIX

****

DRAFT

****

County of Santa Clara
Department of Planning and Land Development
Office of Planning
March 28, 1985

Prepared by:
EC, GF, CM, BS

DRAFT

SOUTH COUNTY JOINT PLANNING PROGRAM

County of Santa Clara
Dept. of Plg. & Dev.
Office of Planning
March 28, 1985

POPULATION AND EMPLOYMENT: TECHNICAL APPENDIX

DRAFT
County of Santa Clara

SOUTH COUNTY JOINT PLANNING PROGRAM

Dept. of Planning & Development
Office of Planning
March 26, 1985

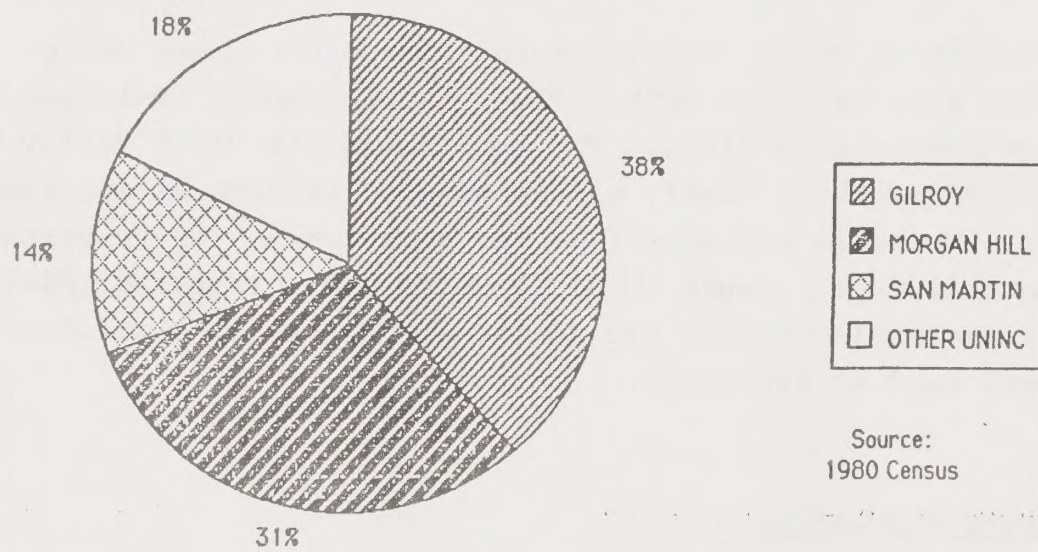I.   SOUTH COUNTY POPULATION

Background

Santa Clara County has long been considered one of the best areas in the
United States to live and work. It is the largest county in the San
Francisco Bay Area. The county's fertile valley, rolling hills and
moderate climate made the area a center for agriculture. Until as
recently as the mid-1950's Santa Clara County was still predominately
rural with an agricultural based economy.

Today, roughly 35 years later, the northern Santa Clara Valley has been
transformed into an urban metropolis with an economy dominated by high
technology electronics firms. The southern Santa Clara Valley has
remained predominately rural, maintaining a residential and farming
character. There is the potential for high technology research and
development firms to locate in South County as a result of diminishing
supply of available land in the north, and the large portion of
undeveloped land in the south.

1980 Current Population

The following are the populations of Santa Clara County, South County, the
City of Gilroy, the City of Morgan Hill, San Martin and the remaining
unincorporated South County as reported in the 1980 U.S. Census (Table
I). South County as a whole had a population of approximately 56,000
which was 4.3% of the total population of Santa Clara County (1,295,000).
Gilroy was the largest city in South County with a population of
approximately 22,000. Morgan Hill had the next largest population with
appoximately 17,000. The community of San Martin had a population of
approximately 8,000 and the remaining unincorporated South County had a
population of approximately 10,000.

SOUTH COUNTY POPULATION – 1980

18%

38%

14%

31%

GILROY
MORGAN HILL
SAN MARTIN
OTHER UNINC

Source:
1980 Census

A-1-a

Population Growth, 1960-1980

The population of Santa Clara increased approximately 66% between 1960-1970 and approximately 22% between 1970-1980. In contrast, the South County Study Area grew least during the 1960-1970 decade at 38% and most from 1970-1980 at 93%.

Gilroy's city population increased from approximately 7,300 in 1960 to approximately 21,600 in 1980, a 70-74% increase each decade.

Morgan Hill's population increased dramatically between 1970-1980 from 5,600 in 1970 to approximately 17,000 in 1980, a 204% increase. Between 1960 and 1970, the increase has been 81% from approximately 3,100 in 1960 to approximately 5,600 in 1970.

Population Projections, 1980-2000

1. ## Countywide Projections

    a. ## ABAG

        The ABAG draft "Projections '85" reports a County population of 1,463,000 for 1990, a 13% increase from 1980. By 2000, the population is projected to reach 1,555,000, a 9% from 1990 (Table I).

        In comparing ABAG "Projections '85" with "Projections '83", the major difference is the assumption of higher average household sizes. "Projections '85" has assumed a decline in household size from 2.8 in 1980 to 2.6 in 2000. "Projections '83" assumed a decline from 2.8 to 2.5. Consequently the "Projections '85" population for 2000 of 1,554,900 is 3.4% over the 1,504,400 reported in "Projections '83" (Table III).

SOUTH COUNTY
PROJECTED POPULATION

Source: ABAG
"Proj '83"

POPULATION GROWTH

Source:
1980 Census
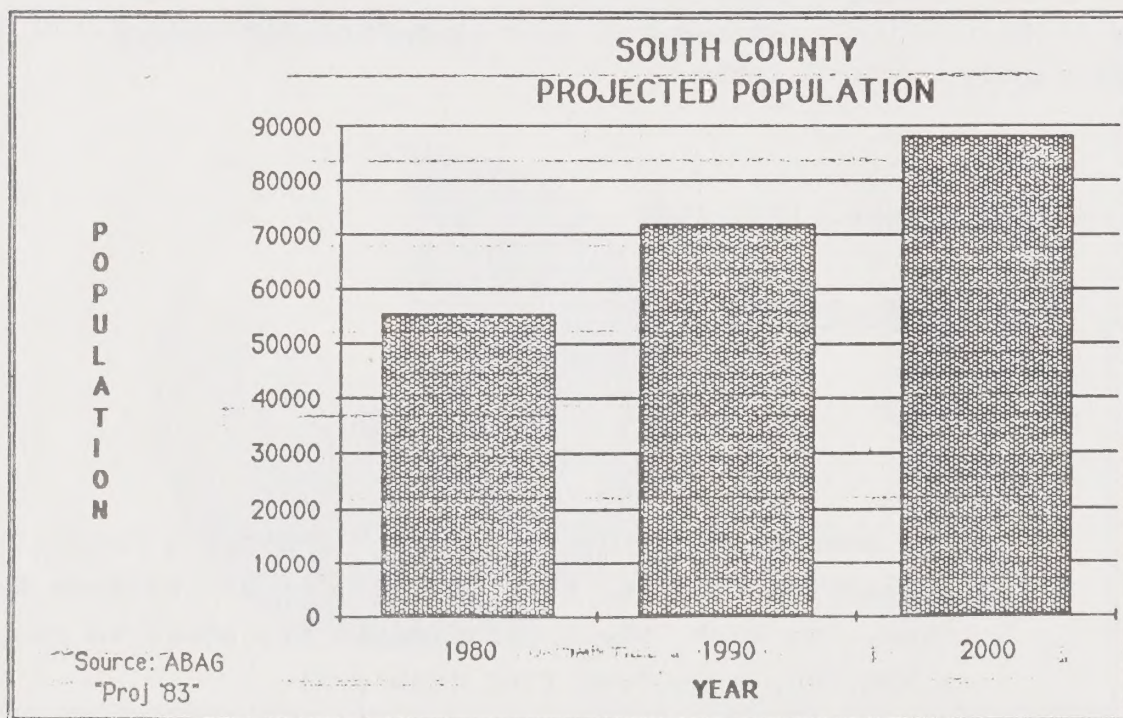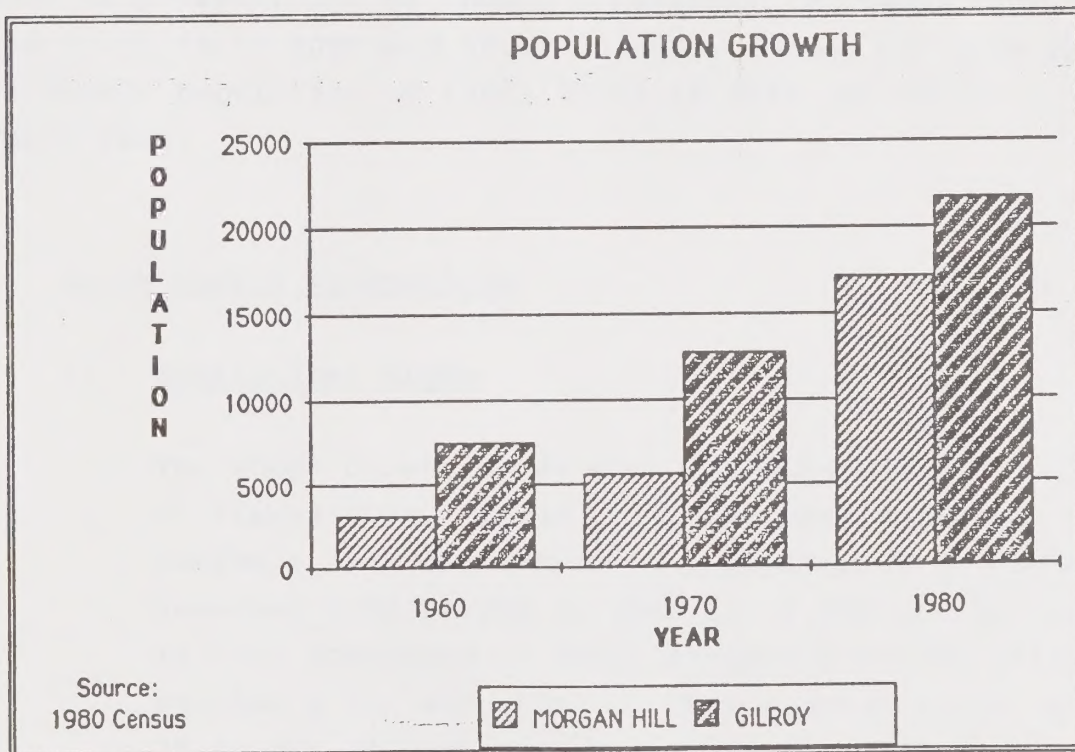
b.   DOF

DOF's population projections are very close to ABAG's
"Projections '85" for 1990; 1,461,000 compared to
1,463,000. They diverge in 2000 to 1,593,000 for DOF and
1,555,000 for ABAG.

DOF predicts a significant long-range increase in the proportion of
the County's older population. Overall median age increased from
29.1 years in 1980 to 36.7 in 2000 and 39.2 in 2020. Persons 65+
years as a percentage of County population increased from 7.5% in
1980 to 11.9% in 2000 and 18.1% in 2020. Women 65+ make up 9% of
the female population in 1980, 13.8% in 2000 and 20.7% in 2020
(Table III).

2.   South County Projections

a.   Statistical Areas

The South County Study area includes the statistical areas
of Llagas-Uvas, Morgan Hill, San Martin, Gilroy and the
southern part of Diablo. Its population is expected to
increase from 55,200 in 1980 to 72,000 in 1990 and 87,900
in 2000 according to ABAG "Projections '83" (the latest
available for sub-areas). This equates to an increase of
3% in the 1980-90 period and 22% for 1990-2000. It
represents 12% of countywide growth for 1980-90 and 22% of
1990-2000 (Table V.)

The South County Study area includes the Spheres of
Influence of the cities of Morgan Hill and Gilroy.
Aggregate figures for these areas are reported.

Substantial population increases are expected: from
54,800 in 1980 to 71,500 in 1990 and 94,700 in 2000. This
represents increases of 3% in the 1980-90 period and 32%
in the 1990-2000 decade. Households increase from 16,659
in 1980 to 22,800 in 1990, a 37% increase. In the
1990-2000 period, households increase from 22,800 to
32,700 or 43%.

3.   City Projections

The City of Gilroy assumes a 5% annual population increase.
This is based on the 1970-1980 growth rate. Morgan Hill
assumes that the limitations imposed by measure E will cap the
population at 30,000 by the year 2000.

II.   SOUTH COUNTY EMPLOYMENT

1980 Current Employment

ABAG estimates that there were 16,600 jobs in South County (Planning areas
include Coyote, Morgan Hill, San Martin, Gilroy, Llagas-Uvas and a portion
of Diablo) in 1980. The Census Bureau in the 1980 Journey to Work data
reported 16,000 jobs for the same area. ABAG estimated 15,800 jobs for
the Morgan Hill and Gilroy spheres of influence in 1980 (Table VI). A
comparable figure has not been made available form the Census Bureau.

Employment Growth, 1970-1980

Draft ABAG "Projections '85" predicts jobs will increase from 699,000 in
1980 to 799,000 in 1985, to 901,000 in 1990 and 1,079,000 in 2000. The
ABAG figure for 1985 may be conservative. The California Employment
Department (EDD) estimates 766,500 County jobs for December 1984,
excluding self-employed. Adjusting the figure to April 1985, the date of
the ABAG estimate, and adding an increment for self-employed gives

SOUTH COUNTY PROJECTED EMPLOYMENT

Source:ABAG
"Proj '83"
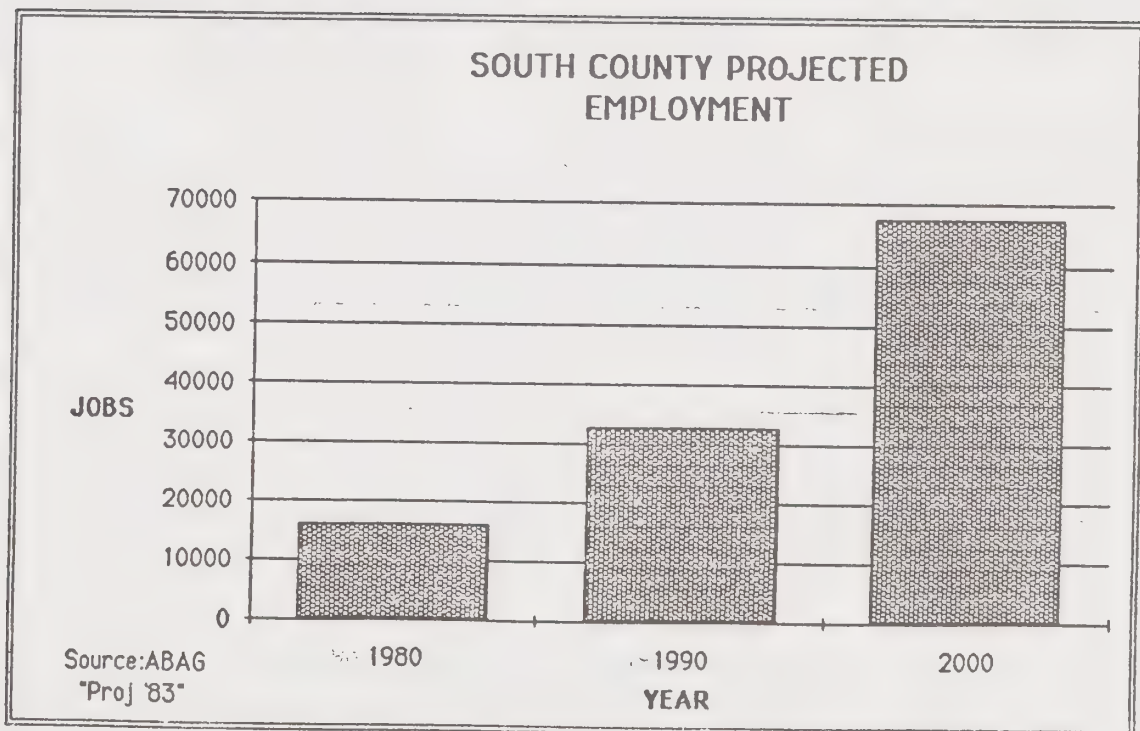
an estimated 820,000 jobs for comparison. ABAG projects the average annual growth in the 1980-90 period to be 20,300 jobs and in the 1990-2000 period 17,800 jobs (Table III).

The Coyote statistical area, not included in the South County study area, will have a major impact upon South County as well as North County. ABAG's "Projections '83" for jobs in Coyote did not reflect San Jose's General Plan Ammendment and Urban Service area expansion for Coyote which became finalized in 1984. ABAG is now in the process of updating its projections for Coyote in "Projections '85". The number of jobs will be to be revised upward to +5,800 for 1990 and +21,300 for 2000. Population and households for Coyote will also be revised upward to reflect the San Jose General Plan Amendment which designates 9,000 dwelling units for the area.

South County jobs double from 15,800 in 1980 to 32,400 in 1990 and double again to 69,600 in 2000. This represents 11% of 1980-90 countywide job growth and 17% for 1990-2000 countywide job growth as North County moves closer to buildout (Table IV).

Workers per household in the South County study area increase from 1.42 in 1980 to 1.54 in 2000 as a result of the trend toward higher female labor force participation and more unrelated workers living in the same household (Table V).

"Projections '85" include major upward revisions from "Projections '83", primarily to account for an underestimate of recent rapid job growth in two major industrial categories - high tech and business services. For 1985, high tech jobs have increased from 211,000 to 228,000 and from 323,000 to 362,000 for 2000. Services increased from 61,000 to 71,000 for 1985 and from 83,000 to 117,000 for 2000. Increased participation by women is expected to be a major factor in the increase in employed persons per household from 1.5 in 1980 to 1.2 in 2000.

ABAG and Census Bureau data cannot be reconiled because of the different methods employed. ABAG used the 1980 Employment Development Department (E.D.D.) tapes by individual establishment by address. The tapes were edited for errors, omissions, double-counting, etc. The Census Bureau numbers are from census tract geocoded that was obtained on an 8.3% sample basis (1 household in 12).

III. POPULATION CHARACTERISTICS, 1980 CENSUS

The following are characteristics of the population reported in the 1980
Census. The characteristics are presented for Santa Clara County, the
South County area, the City of Gilroy, the City of Morgan Hill, San Martin
and the remaining unincorporated South County.

Persons Per Household

South County had more persons per household at 3.25 than the rest of the
county (2.76). Within South County, Gilroy had the fewest persons per
household (34) and San Martin had the most (3.53) persons per household
(Table VII).

The number of South County Study area households are projected to increase
form 16,800 in 1980 to 23,000 in 1990 and to 30,100 in 2000. Household
size is projected to decrease from 3.25 in 1980 to 2.89 in 2000. This is
equivalent to an 11.10% decline over the period, considerably more than
the countywide decline of 6.5% (from 2.76 to 2.58) (Table V).

Median Age

The median age for South County in 1980 ranged from 26.2 in Gilroy to 27,8
in the community of San Martin, lower than Santa Clara County's median age
of 29.9 (Table VII).

School Age

Persons 0-19 years of age were a larger percentage of the 1980 population
in South County than in the County as a whole. Santa Clara County had
approximately 32% of total population in that age group as compared to
39%, and the remaining unincorporated area with 37% (Table VIII).

PERSONS PER HOUSEHOLD – 1980

SOUTH COUNTY PROJECTED
HOUSEHOLDS

40000			
H			
O			
U 30000			
S			
E			
H 20000			
O			
L			
D 10000			
S			
0			

Source: ABAG
"Proj '83"

1980   1990   2000

YEAR

6 - b

AGE DISTRIBUTION - 1980

Bar chart showing PERCENT (0–70) age distribution across ENTIRE COUNTY, GILROY, MORGAN HILL, SAN MARTIN, and OTHER UNINC. Legend: UNDER 20, 20-64, 65+.
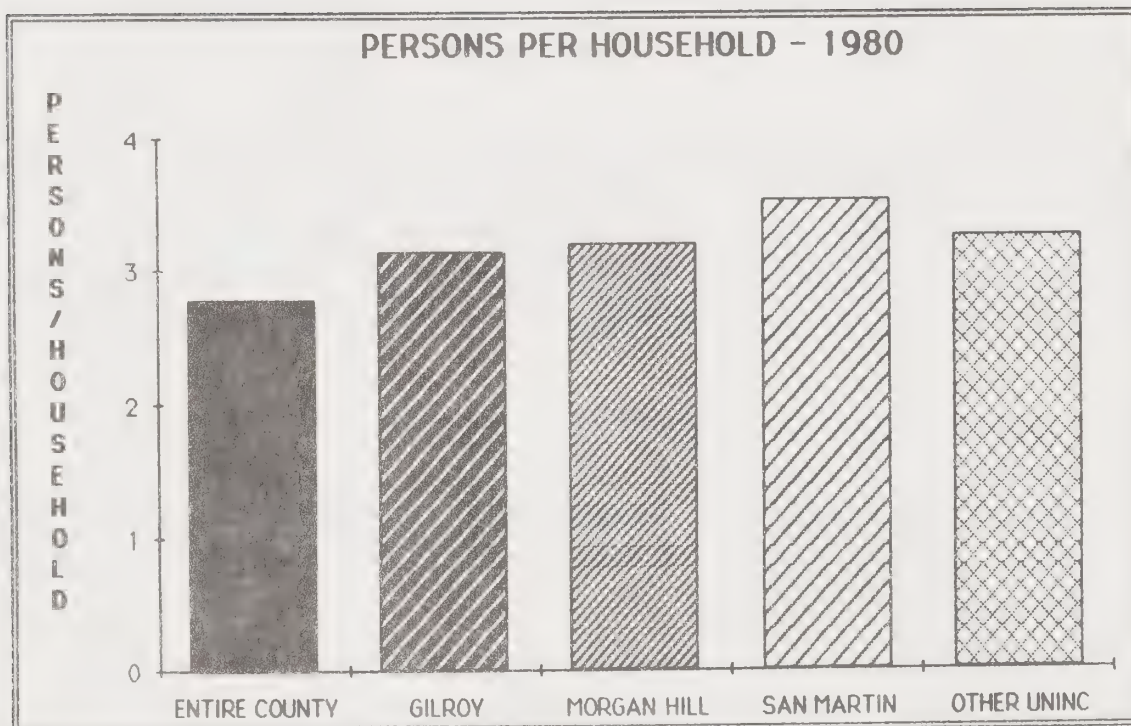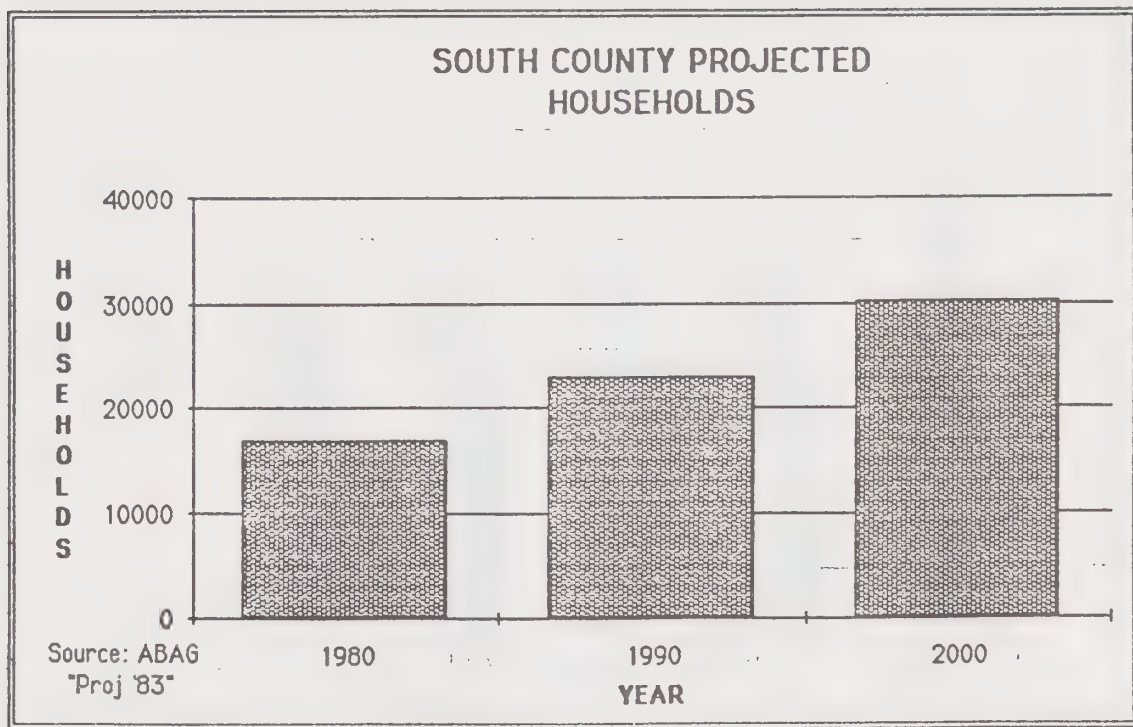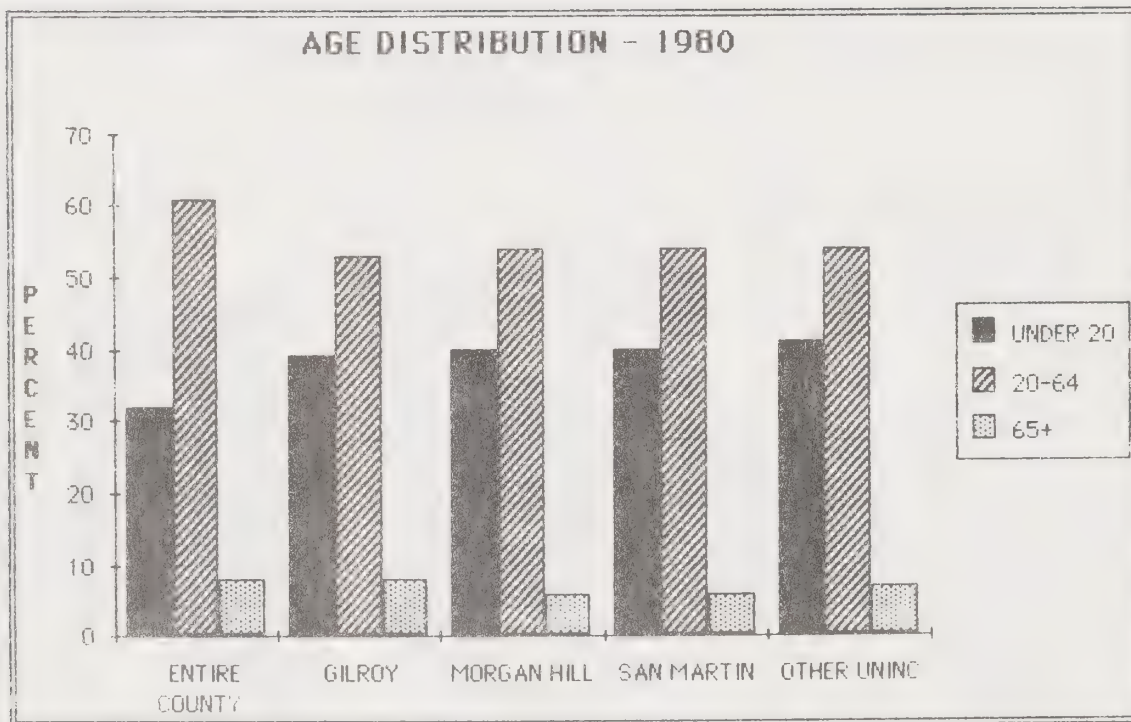
Elderly

Persons aged 65 and over, were a lower percentage of the total population in Suth County in 1980 (6.9%), than in Santa Clara County (7.5%). Gilroy was the only community in South County with a higher percentage of this age group than the total county (Table VII).

Female-Headed Households

Single, female-headed households represent a large percentage of lower-income households throughout Santa Clara County. Female heads of household were a smaller proportion of total heads of households in South County (8.5%) than in Santa Clara County (9.8%); a greater percentage were below poverty level in South County, (30.6%) as compared to 17.5% countywide. Gilroy, in particular, had a greater percentage of female headed households (10%) and a higher percentage below poverty level (33%). Proportions for the rest of South 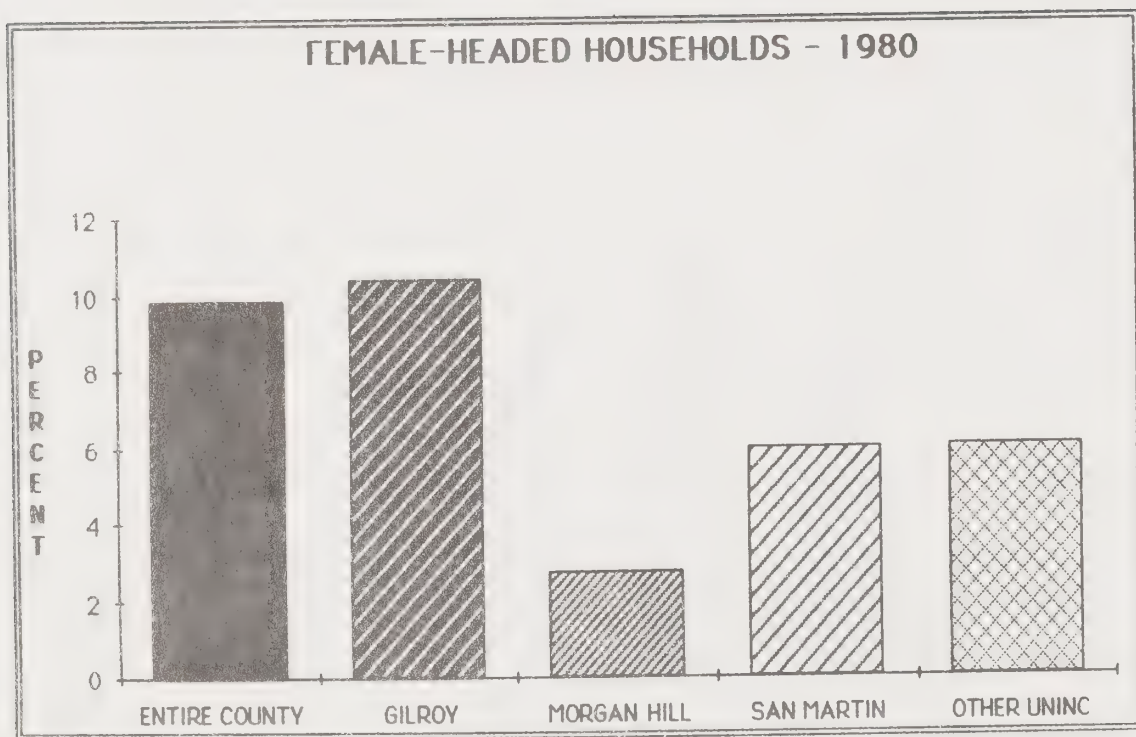County are as follows: 8.5% in Morgan Hill with 29% below poverty level, 6% in San Martin with 28.8% below poverty level and 6% in the remaining unincorporated area with 28.9% under poverty level (Table IX).

Race/Ethnicity

The largest racial minority in South County in 1980 consisted of persons of Spanish origin. They constituted 32% of the population in South County and 18% of the population in Santa Clara County as a whole. Each community in South County contained a higher percentage of persons of Spanish origin than the total county, but Morgan Hill and the unincorporated area were much closer to the County's percentage than Gilroy and San Martin. Gilroy had the largest percentage of persons of Spanish origin (45.1%); San Martin was the next largest (31%); Morgan Hill was next (24.1%); and the unincorporated had the least (20%) (Table X).

FEMALE-HEADED HOUSEHOLDS – 1980

FEMALE HEADED HOUSEHOLDS – 1980
BELOW POVERTY LEVEL

RACIAL COMPOSITION - 1980

PERCENT

| | WHITE | OTHER | ASIAN | BLACK | AMER INDIAN |

ENTIRE COUNTY   GILROY   MORGAN HILL   SAN MARTIN   OTHER UNINC

SPANISH ORIGIN – 1980

Source:
1980 Census

PERCENT

ENTIRE COUNTY   GILROY   MORGAN HILL   SAN MARTIN   OTHER UNINC
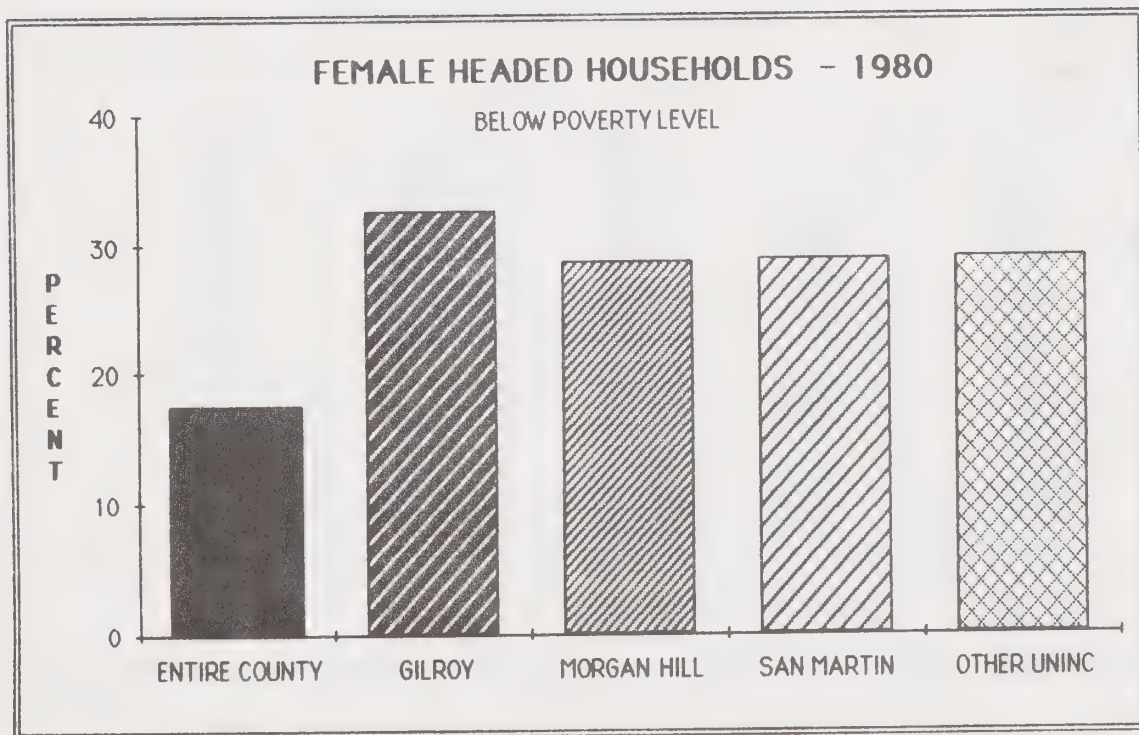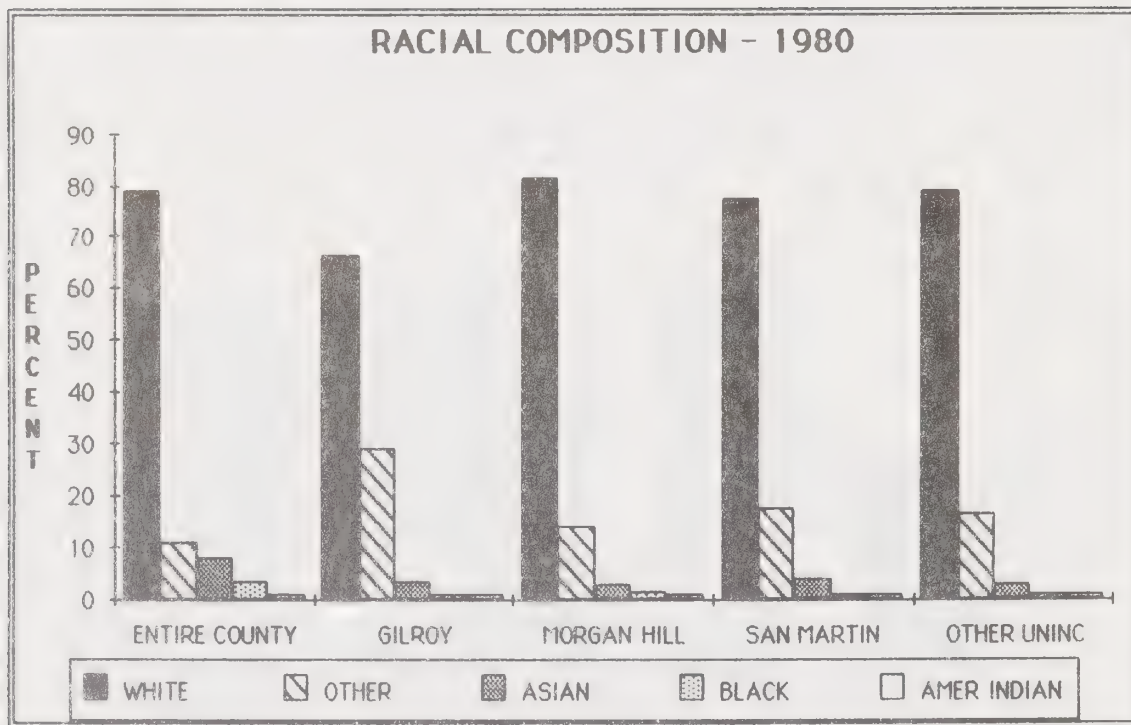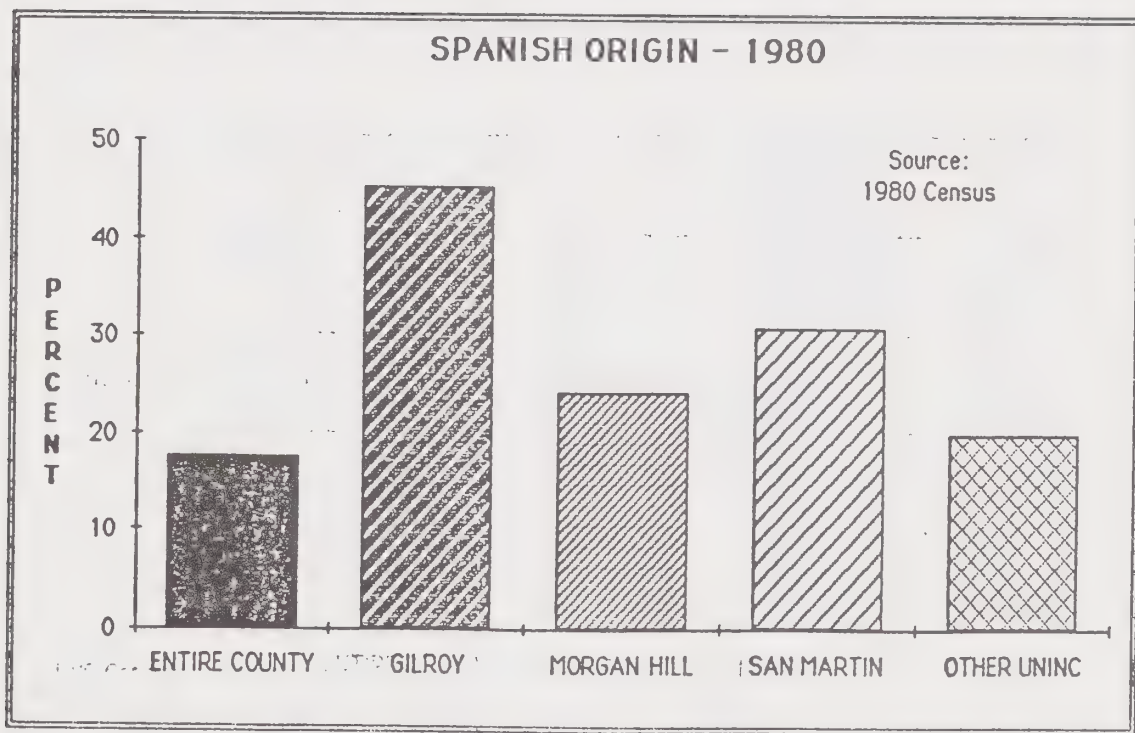
Blacks (1%) and Asians (3%) were a lower percentage of the population in South County than countywide(3% and 8%). Persons marking "other" as their race were usually persons of Spanish origin such as Mexican or Puerto Rican (Table X).

Median Income

Median household income was slighly higher in Morgan Hill ($24,700) than in Santa Clara County as a whole ($23,400). The median household income in Gilroy ($19,100) and San Martin ($22,200) is less than the County as a whole. A major factor in the economic profile of Gilroy has been agriculture and related industries. Morgan Hill on the other hand, attracts young professionals and executives who work in the northern part of Santa Clara County but desire to live in a more rural atmosphere (Table XI).

Educational Attainment

Educational attainment, such as percentage of high school graduates, provides some indication of job skills and income. In general, as years of education increase, job skills and income also increase.

High school graduates constituted 80% of persons 25 years and older in Santa Clara County. Morgan Hill was most like the county with 78% high school graduates, while Gilroy, San Martin and the unincorporated South County showed a lower percentage of 64%, 66% and 70% respectively (Table XI).

College graduates (four or more years of college) constituted 26.4% of persons 25 years and older in Santa Clara County. In the South County this percentage was lower at 17%. Morgan Hill again, was most like the county as a whole with 22%. The unincorporated South County had 18%, Gilroy had 14% and San Martin had 11% (Table XI).

MEDIAN HOUSEHOLD INCOME – 1980

Source:
1980 Census

EDUCATIONAL ATTAINMENT – 1980

Source: _____
1980 Census

ELEMENTARY HIGH SCHOOL COLLEGE
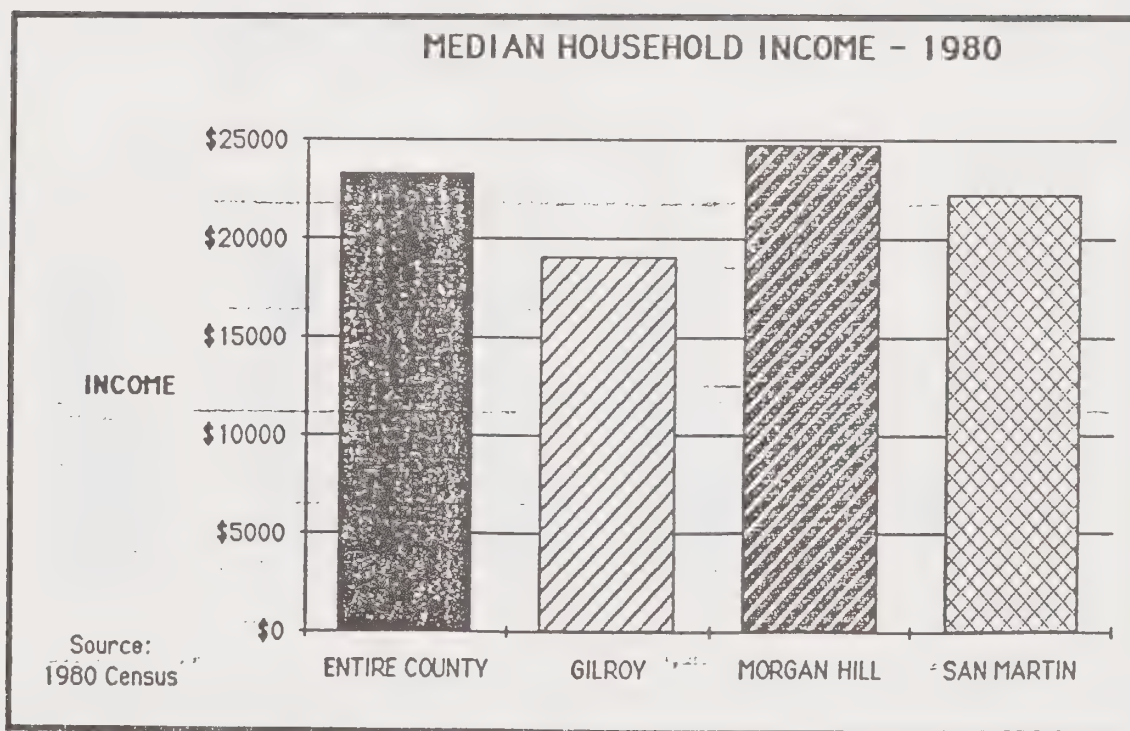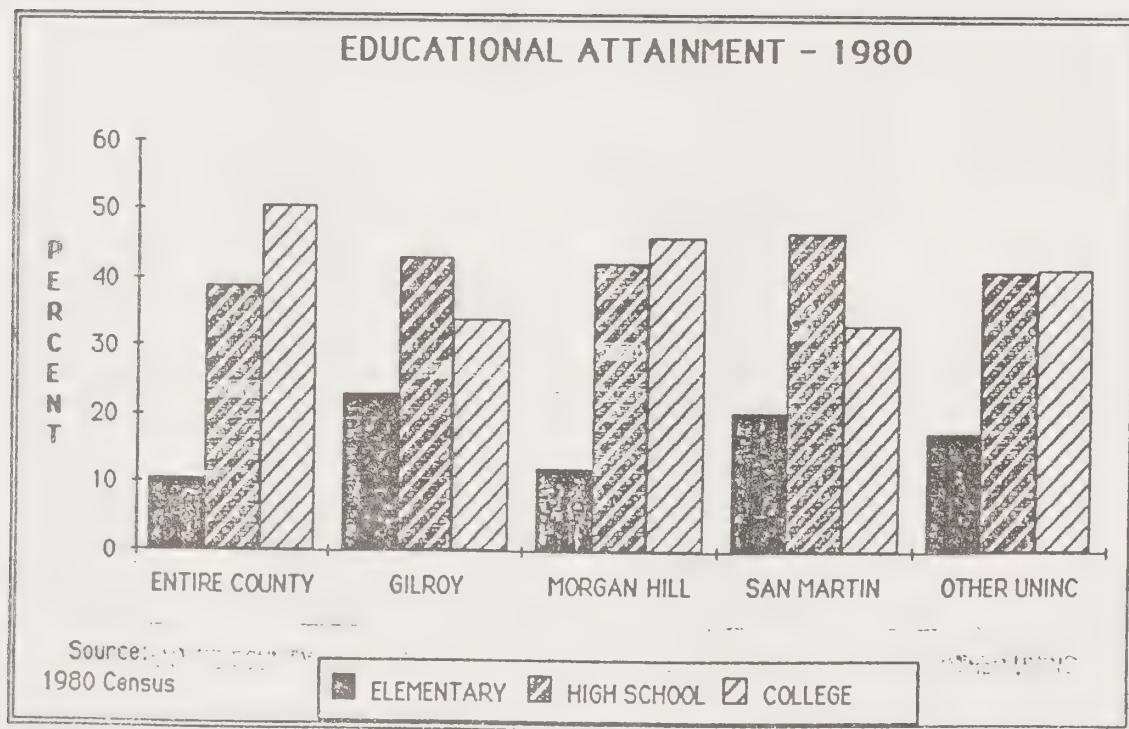
IV.   POPULATION/EMPLOYMENT RELATIONSHIPS

Balance Between Jobs and Housing

This topic and possible planning responses will be discussed in a later
report. A brief description of the balance betweem jobs and housing is
presented at this time because of its key relationship to
employment/population forecasts. When jobs and housing grow in reasonable
balance, the number of employed residents is in proportion to the number
of housing units. Men and women seeking work have a reasonable
opportunity to find employment. If other economic factors remain
constant, the cost of housing does not increase. The opportunities for
finding work is roughly proportional to the opportunity for finding
housing.

When job growth is greater than housing, the price of housing rises
sharply. Competition occurs when people with higher incomes are able to
out bid people with lower incomes. More workers may be forced to
moonlight in order to afford the housing. Many households may require
more workers bringing home salaries. This may result in family changes or
child care, etc. Unrelated persons may share housing to minimize costs.
In addition, more workers may in-commute to work because housing is in
short supply. Local workers may out-migrate to other areas where housing
costs are lower. As unemployment declines, leaving a residual of people
without useful skills, and as workers' living costs rise, employers may
locate their expansions in other areas, where employees are already housed
or where they can find affordable housing. New companies looking for
commercial/industrial space may not move into the area for the same
reasons.

Where job growth is slower than housing, growth the competition for
housing decreases, resulting in lower prices. Moonlighting and second
workers in households may decline with the cost of housing. However,
those seeking employment may have difficulty finding jobs. With higher
unemployment, many workers may commute to other areas where jobs are in
greater supply, and some may leave the area entirely to find work in other
communities. Others may drop out of the labor force, abandoning hope of
employment.
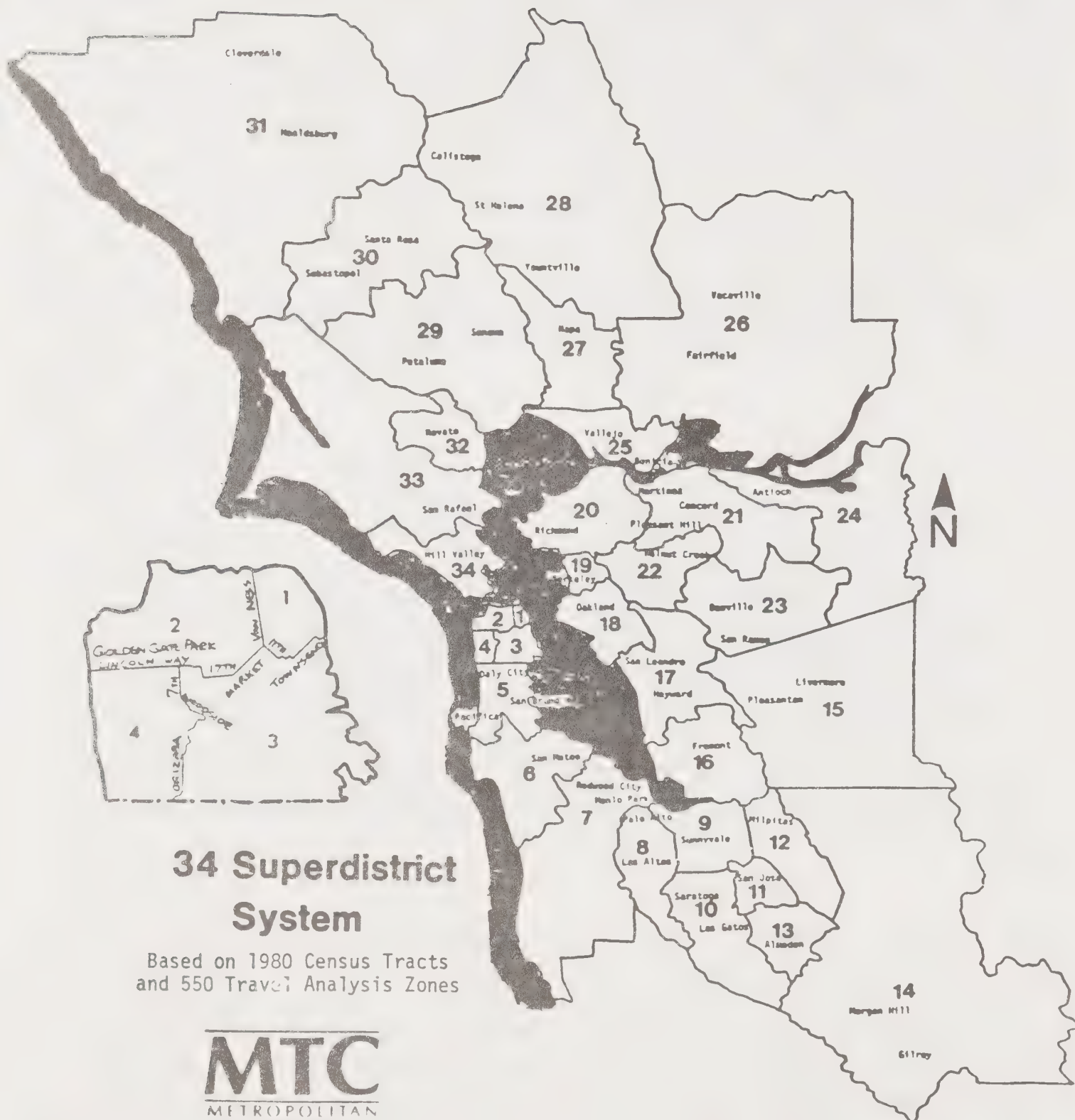
34 Superdistrict
System

Based on 1980 Census Tracts
and 550 Travel Analysis Zones

MTC
METROPOLITAN
TRANSPORTATION
COMMISSION

FIGURE I

WHERE SOUTH COUNTY RESIDENTS WORK

	1970				1980		
SD#1	Place	Number	%	SD#	Place	Number	%
TOTAL:		8,872	100.00%	TOTAL:		20,911	100.00%
14	South County	6,458	72.79%	14	South County	10,872	51.99%
11	San Jose	864	9.74%	9	Santa Clara/ Sunnyvale	2,840	13.58%
9	Santa Clara/ Sunnyvale	423	4.77%	11	San Jose	2,806	13.42%
10	Campbell/L.G./ Saratoga	315	3.55%	13	Almaden	1,515	7.24%
12	Milpitas	254	2.86%	12	Milpitas	905	4.33%

*See Map 1 for Reference.

FIGURE II

WHERE SOUTH COUNTY WORKERS RESIDE

	1970				1980		
SD#1	Place	Number	%	SD#	Place	Number	%
TOTAL:		8,850	100.00%	TOTAL:		16,009	100.00%
14	South County	6,458	72.97%	14	South County	10,872	67.91%
11	San Jose	467	5.28%	13	Almaden	1,838	11.48%
10	Campbell/L.G./ Saratoga	439	4.96%	10	Campbell/L.G. Saratoga	894	5.58%
8	Los Altos/ Palo Alto	371	4.19%	12	Milpitas	778	4.86%
12	Milpitas	363	4.10%	11	San Jose	675	4.22%
9	Santa Clara/ Sunnyvale	358	4.05%				

*See Map for Reference.

MEAN TRAVEL TIME TO WORK - 1980

COMMUTE TIME GREATER THAN 30 MINUTES - 1980

WHERE SOUTH COUNTY RESIDENTS WORK

Source:
1980 Census
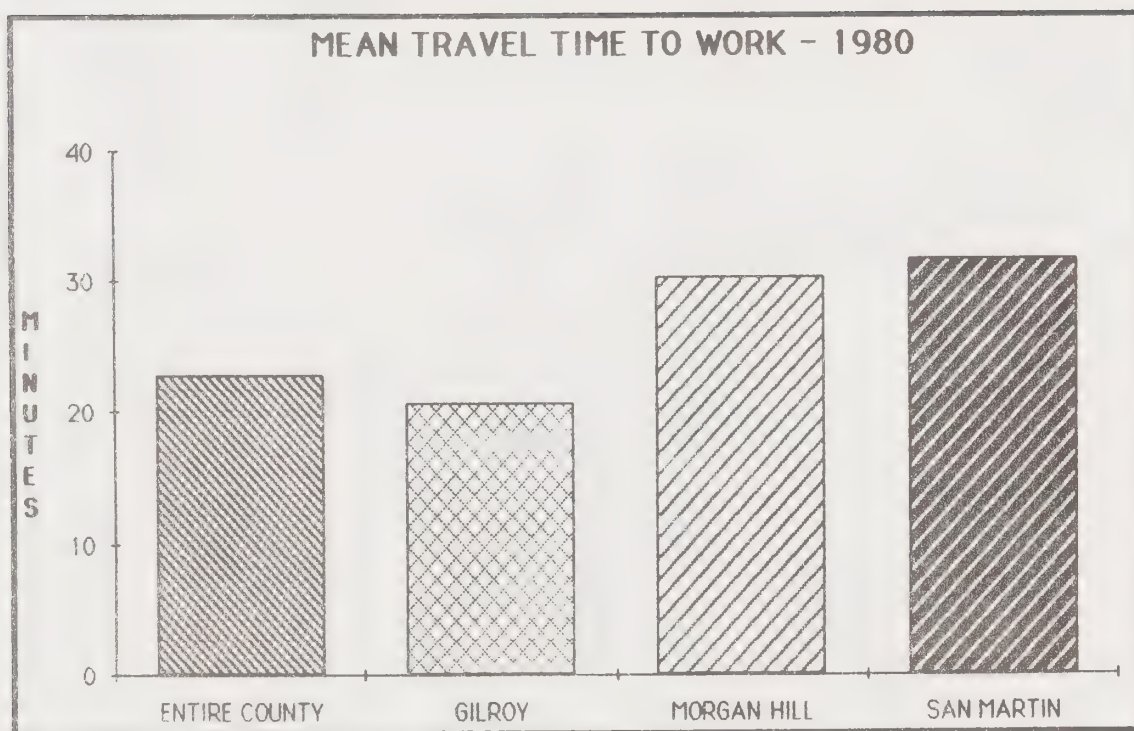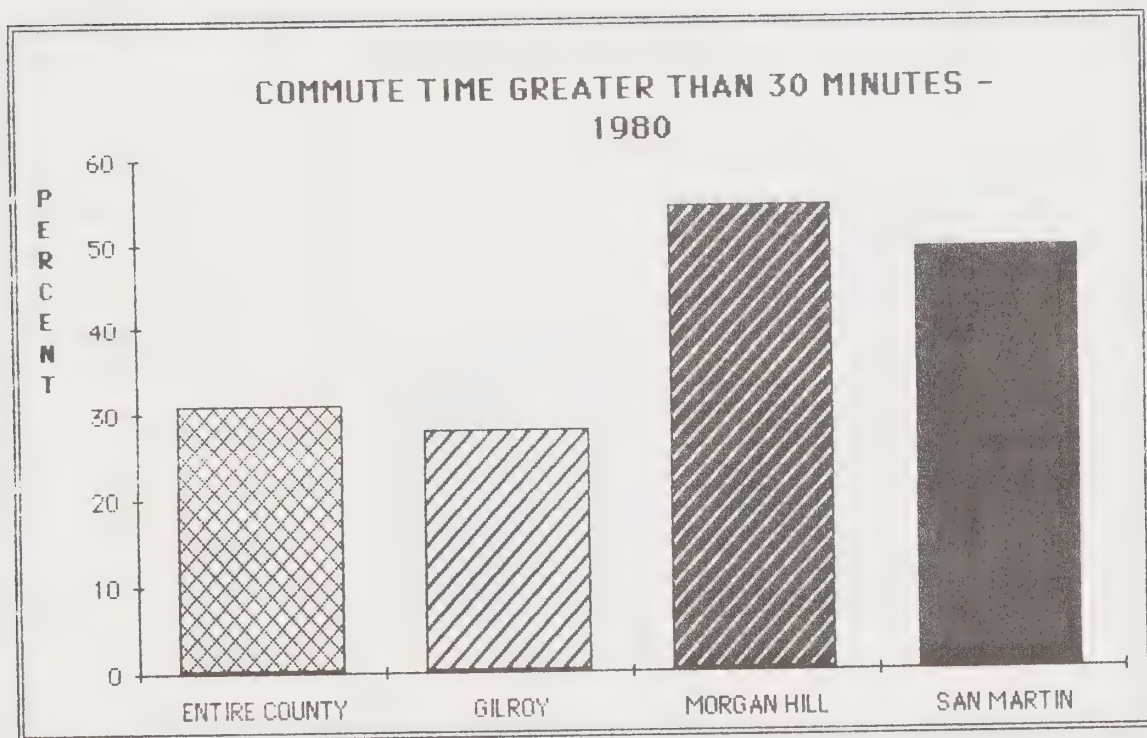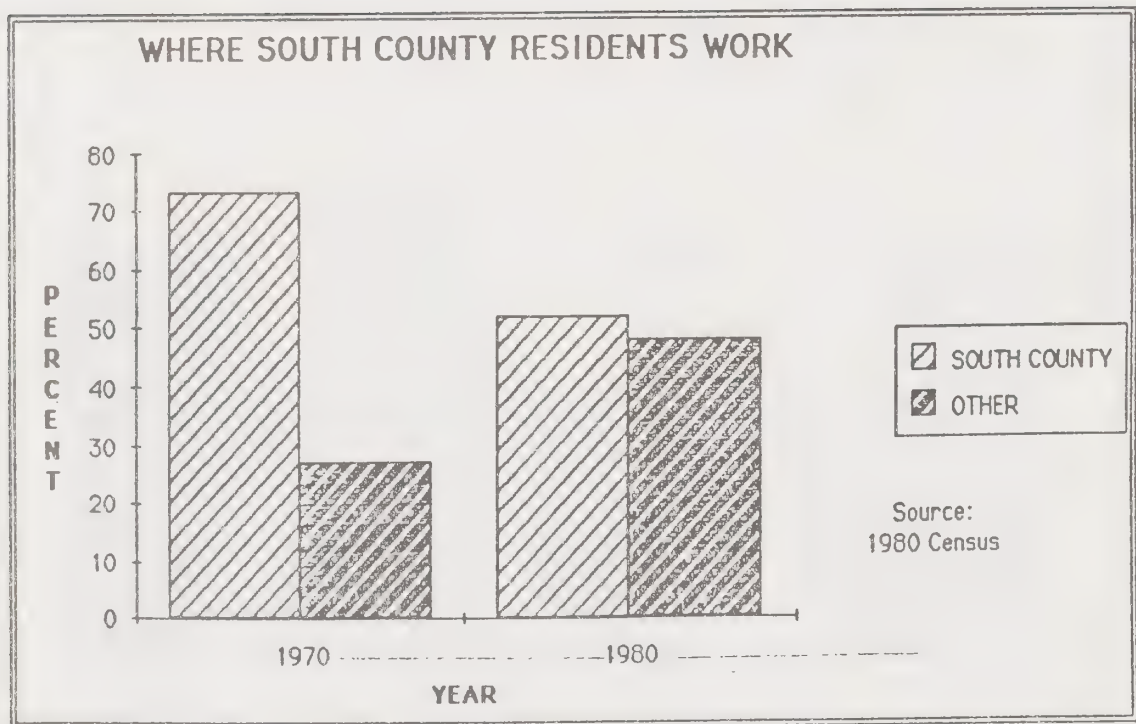
Journey to Work, 1970 and 1980

Journey-to-work data counts workers by place of residence and residents by place of work. Overall commuting levels and the jobs/housing balance can be better understood by knowing these patterns. Land use designations for job and housing can be used to alter a present long-distance commuting patterns and correct imbalances. The Metropolitan Transportation Commission report issued Septmeber 1984 provides journey-to-work information from the 1970 and 1980 Census for the nine County Bay Area, based on a 15% and 8.3% sample respectively. This information is broken down into superdistricts (SD) which are aggregations of census tracts (see Map I). Information for South County as a whole is given as one superdistrict (SD-14)

In 1970, there were 8,900 workers residing in South County. By 1980, that number had increased to 20,900. In 1970, 73% of these residents worked in South County and the remaining 27% worked outside of South County. By 1980, the percentage of resident workers had decreased to 52% with 48% working outside South County (Figure I).

In 1980, resident workers in Morgan Hill travelled approximately 30 minutes to work with 54% traveling 30 minutes or more. Gilroy workers average commute time to work in 1980 was 21 minutes with 28% traveling 30 minutes or more. This compares to countywide average commute time of 23 minutes with 31% traveling 30 minutes or more.

In 1970, there were approximately 8,900 jobs in South County. By 1980, there were approximately 16,000 jobs in South County. The percentage of these jobs filled by workers residing in South County decreased slightly from 73% in 1970 to 68% in 1980. A higher percentage of jobs in South County were filled by persons residing outside of South County, from 27% in 1970 to 68% in 1980 (Figure II)

V -- DEFINITIONS

Key Terms (used in employment and population forecasting

o   Total Population

Resident household population plus group quarters population.

o   Household Population

Population living in households, excluding persons living in granny's quarters.

o   Household vs. Family

Households include all individuals living in a housing unit, whether they are a family related by blood or marriage or unrelated individuals sharing the housing unit.

o   Household Size, Persons Per Household

The average number of persons per household, equal to the household population divided by the number of households.

o   Employed Residents, Workers Per Household

Employed residents are residents of an area that employed either in or outside the area. Workers per household is the average number of employed persons per household--employed residents divided by the number of households.

o   Unemployment Rate

The number of unemployed persons as a percentage of the labor force.

o   Labor Force, Labor Force Per Household

Labor force is the number of employed persons plus the number of
unemployed persons that are looking for work. Labor force per
household equals the average number of persons in the labor force
per household, equal to the labor force divided by the number of
households.

o   Employment (number of jobs)

The number of employed persons by place of work, regardless of where
they live. Includes resident workers who work in the area plus
in-commuters.

o   Moonlighting

Holding of two or more jobs by an individual

o   In-commute, Out-commute, Net Out (in) Commute

   -    In-commute: travel into an area outside the area for
        employment purposes. Usually expressed in number of vehicle
        trips or employed persons;
   -    Out-commute: as above except the process is reversed -- travel
        from an area to jobs outside the area;
   -    Net Out (in) Commute: The difference between in-commute and
        out-commute.

o   Migration: In, Out, Net

   -    In: The number of persons that move into an area usually
        expressed on an annual basis;

   -    Out: The number of persons that move out of an area usually
        expressed on an annual basis;

   -    Net: The difference between in-migration and out migration.

12

o   <u>Natural Increase:</u>

Net population increase resulting from the sum of births minus deaths.

o   <u>Build out:</u>

The development of all available space.

o   <u>San Martin (1980)</u>

The total census tract (#5124) reported in 1980 U.S. Census.

o   <u>City of Gilroy</u>

Incorporated City of Gilroy defined by 1980 city boundaries reported in 1980 U.S. Census.

o   <u>City of Morgan Hill (1980)</u>

Incorporated City of Morgan Hill defined by 1980 city boundaries as reported in 1980 U.S. Census.

<u>Remaining Unincorporated County (1980)</u>

The unincorporated area, excluding the San Martin Census Tract and Coyote Valley, defined as south of the Morgan Hill - San Jose boundary agreement line within Santa Clara County.

o   <u>South County (1980)</u>

The incorporated and unincorporated lands south of the Morgan Hill - San Jose Boundard Agreement Line within Santa Clara County.

o   <u>Spanish Origin (1980)</u>

Origin or descent can be viewed as ancestry, nationality group,
lineage, or country in which the person or persons parents or
ancestors were born before their arrival in the United States. It
is self-reported data for the 1980 U.S. Census.

o   <u>Poverty Status in 1979</u>

Based on income in 1979 using a poverty index which provides a range
of poverty thresholds varying by size of family, number of children,
and the age of the family householder or unrelated individual. The
poverty threshold for a family of four was $7,412 in 1979.

VI -- FORECAST ASSUMPTIONS

For many years Santa Clara county's job growth has driven its population growth, primarily through high levels of in-migration made possible by new housing construction. In the past ten years, however, while housing construction has declined, major job growth has continued, based on the entry of resident women and young people into the labor force. Job growth has also been supported by in-migration, primiarly Asians, increasing number of workers commuting into Santa Clara Valley, lower unemployment rates and by number of adults sharing housing. In addition, it is estimated that at least 5% of our employed workers hold more than one job, in what is called "moonlighting". Thus, in these various ways, job growth has continued while the basic equation between employment, resident population, and number of housing units has been maintained.

In forecasting employment and population for a dynamically growing area such as Santa Clara County, theusual method is to forecast job growth and then to forecast the population that would result from the job growth, including in-migration and natural increase, as modified by the availability of housing.

In forecasting job growth, the general approach is first to look at expected national economic/industrial growth and to determine the share that is likely to accrue to California and the Bay Area, then, determine the share of regional growth that may take place in Santa Clara County. Some forecasts, however, see the electronics industry in Santa Clara County as growing independently of the Bay Area in a way more directly related tonational and international economic and industrial trends. In either case, the final step is to assess the pattern of growth that South County may expect, based on its characteristics, opportunities, and constraints relative to the Santa Clara Valley as a whole.

A.   Description of Projections

Two sets of projections are available for the South County Study:
State Department of Finance (DOF) and Association of Bay Area
Governments (ABAG). The Santa Clara County Transportation 2000
(T-2000) forecasts are in preparation and may become available in
March.

1.   Department of Finance (DOF) Projections

DOF's projections for population by age and sex for the period
of 1980-2020. They are prepared for the counties of
California. County subareas are not available. These
projections are based on a statewide demographic model and are
not ressp<i>onsive</i> to local policies, available land and economic
considerations. The projections use state and national
population trends to establish survival, fertility and
migration rates by age. DOF formulates final mogration
assumptions after consultation with local government planners.
These are used to project civilian population from the base
year. The cohort component method uses mortality, migration
and births to adjust population cohorts and form new ones.

Current DOF projections assume a lifetime fertility rate for
women of 1.9 and migration of +2600 to +3100 per year for Santa
Clara County. They assume a continuing decline in household
size from 2.76 in 1980 to 2.61 in 2000.

2.   ABAG Projections

ABAG's 1983 projections are for all nine (9) Bay Area counties
by city Spheres of Influence and census tracts. ABAG
projections include total and household population, households
and jobs by major industry. The 1985 draft ABAG update is
available only by county at present. Data by city spheres and
census tracts will become available in April. ABAG projections
are somewhat constrained by local policies, available land by
land use, by DOF projections (must be equal to or less than DOF
regional projections) and by various economic and demographic
factors and assumptions.

ABAG projections are made up of two components - demand analysis and land supply analysis. Demand analysis involves a regional modeling system that projects employment growth based on regional exports, investment and personal consumption expenditures. Growth in employment is affected by the cost of energy, mortgage interest rates, productivity and general price increases. Employment growth effects migration into the region and the demand for labor. Assumptions about birth and death rates effect population growth in addition to migration. The regional control totals are allocated to counties based on time series data. City and subarea alloations are based on land availability, travel time, labor supply and development projects identified in the local policy survey. The land supply analysis also includes local zoning and identification of all lands available for development.

ABAG assumptions for "Projections '85" include: the lifetime birth rate per female (1.77), and average net regional migration (+3,500) over the 20 year period.

mv#So.Co.#301
SoCoPop

Appendix

TABLE 1:   1980 POPULATION BY AGE AND SEX

CHARACTERISTIC	SANTA CLARA COUNTY Totals	Percent of Total	SOUTH COUNTY Totals	Percent of Total	GILROY CITY Totals	Percent of Total	MORGAN HILL CITY Totals	Percent of Total	SAN MARTIN CENSUS TRACT Totals	Percent of Total	REMAINDER UNINCORPORATED COUNTY Totals	Percent of Total	COYOTE Totals	Percent of Total
Population	1,295,071		56,081		21,641		17,060		7,664		9,716		1,843	
Male	641,443	49.5%	28,016	50.0%	10,636	49.1%	8,539	50.1%	3,898	50.9%	4,943	50.9%	1,493	81.0%
Female	653,628	50.5%	28,065	50.0%	11,005	50.9%	8,521	49.9%	3,766	49.1%	4,773	49.1%	351	19.0%
Total Persons Age	1,295,071		56,081		21,641		17,060		7,664		9,716		1,843	
<5 yrs	89,276	6.9%	5,045	9.0%	2,197	10.2%	1,617	9.5%	599	7.8%	632	6.5%	143	8.2%
5-9	90,059	7.0%	5,157	9.2%	2,035	9.4%	1,616	9.5%	720	9.4%	733	8.1%	147	8.0%
10-14	105,602	8.2%	5,892	10.5%	2,109	9.7%	1,824	10.7%	883	11.5%	1,075	11.1%	175	9.5%
15-19	124,529	9.6%	5,759	10.3%	2,017	9.3%	1,712	10.0%	899	11.7%	1,131	11.6%	233	12.6%
20-24	133,172	10.3%	4,230	7.5%	1,962	9.1%	1,147	6.7%	489	6.4%	632	6.5%	129	7.0%
25-34	243,550	18.8%	9,273	16.5%	3,886	17.9%	3,106	18.2%	1,060	13.8%	1,301	13.4%	260	14.1%
35-44	172,994	13.4%	7,881	14.1%	2,391	11.0%	2,603	15.3%	1,261	16.5%	1,425	14.7%	309	16.8%
45-54	133,619	10.3%	5,067	9.0%	1,802	8.3%	1,419	8.2%	772	10.1%	1,074	11.1%	199	10.9%
55-64	105,637	8.2%	3,900	7.0%	1,557	7.2%	1,030	6.0%	543	7.1%	770	7.9%	116	6.3%
65-74	58,638	4.5%	2,469	4.4%	1,080	5.0%	653	3.8%	303	4.0%	433	4.5%	60	3.3%
75+	37,995	2.9%	1,406	2.5%	685	3.2%	333	2.0%	135	1.8%	259	2.6%	42	2.2%
Female	653,628		28,065		11,005		8,521		3,766		4,773		864	
<5 yrs	43,751	3.4%	2,428	4.3%	1,056	4.7%	781	4.5%	287	3.7%	304	3.1%	68	3.7%
5-9	44,050	3.4%	2,471	4.4%	999	4.6%	741	4.5%	337	4.4%	374	3.8%	87	4.7%
10-14	51,535	4.0%	2,888	5.1%	1,013	4.7%	910	5.3%	435	5.7%	530	5.5%	77	4.2%
15-19	61,252	4.7%	2,832	5.0%	1,028	4.8%	808	4.7%	452	5.9%	544	5.6%	118	6.4%
20-24	65,030	5.0%	2,114	3.7%	1,017	4.7%	537	3.4%	226	2.9%	294	2.9%	58	3.1%
25-34	123,550	9.5%	4,847	8.6%	1,936	8.9%	1,147	9.7%	582	7.6%	692	7.0%	130	7.1%
35-44	86,817	6.7%	3,821	6.8%	1,160	5.4%	1,251	7.3%	610	8.0%	900	9.2%	141	7.7%
45-54	67,181	5.2%	2,495	4.4%	919	4.2%	674	4.0%	374	4.9%	519	5.3%	90	4.9%
55-64	54,843	4.2%	2,004	3.5%	846	3.7%	528	3.1%	248	3.2%	382	3.7%	48	2.6%
65-74	33,395	2.6%	1,348	2.4%	611	2.5%	371	2.2%	139	1.8%	237	2.3%	27	1.5%
75+	25,254	2.0%	827	1.5%	420	1.7%	203	1.2%	76	1.0%	123	1.2%	23	1.1%
Male	641,443		28,016		10,636		8,539		3,898		4,943		969	
<5 yrs	45,525	3.5%	2,617	4.7%	1,141	5.3%	836	4.9%	312	4.1%	323	3.4%	95	5.2%
5-9	46,009	3.6%	2,693	4.8%	1,036	4.8%	855	5.0%	363	5.0%	414	4.3%	60	3.3%
10-14	54,047	4.2%	3,004	5.4%	1,096	5.1%	914	5.4%	448	5.8%	545	5.6%	99	5.3%
15-19	63,277	4.9%	2,927	5.2%	989	4.6%	904	5.3%	447	5.8%	587	6.0%	115	6.2%
20-24	68,142	5.3%	2,116	3.8%	945	4.4%	560	3.3%	263	3.4%	349	3.6%	71	3.9%
25-34	123,000	9.5%	4,426	7.9%	1,870	8.6%	1,459	8.5%	478	6.2%	619	6.4%	130	7.1%
35-44	86,177	6.7%	4,060	7.2%	1,231	5.7%	1,352	7.9%	651	8.5%	826	8.5%	168	9.1%
45-54	66,438	5.1%	2,582	4.6%	883	4.1%	745	4.4%	398	5.2%	555	5.7%	109	5.9%
55-64	50,794	3.9%	1,896	3.4%	711	3.3%	502	2.7%	295	3.8%	383	4.0%	68	3.7%
65-74	25,243	1.9%	1,121	2.0%	469	2.5%	282	1.7%	164	2.1%	204	2.1%	32	1.8%
75+	12,741	1.0%	579	1.0%	265	1.2%	130	0.3%	59	0.8%	125	1.3%	22	1.2%

Source: 1980 U.S. Census

Appendix

TABLE II: POPULATION PROJECTIONS, SANTA CLARA COUNTY, 1980-2020

	April 1980	1990	2000	2005	2020
Dept of Finance (DOF)*	1,295,071	1,461,300	1,592,500	n.a.	1,763,600
ABAG '83*	1,295,071	1,433,000	1,504,400	n.a.	n.a.

* DOF Projections are for July; ABAG Projections are for April.

TABLE III: ABAG DRAFT PROJECTIONS '85 COMPARED TO PROJECTIONS '83, SANTA CLARA COUNTY*

		1985		1990		2000	
	April 1980	'83	'85	'83	'85	'83	'85
Total Population	1,295,071	1,370,500	1,394,100	1,432,950	1,462,800	1,504,400	1,554,900
Household Population	1,267,671	1,341,500	1,365,700	1,402,000	1,433,400	1,473,100	1,522,900
Households	458,519	491,900	482,570	525,580	525,070	589,900	590,270
Household Size	2.76	2.73	2.83	2.67	2.73	2.50	2.58
Jobs	698,840	763,400	798,650	846,300	901,480	1,041,400	1,079,000

* Source: Association of Bay Area Governments (ABAG)

Appendix

TABLE IV: AGE PROJECTIONS, 1980-2020, SANTA CLARA COUNTY#

	1980			1990			2000			2020		
	Total	Male	Female	Total	Male	Female	Total	Male	Female	Total	Male	Female
Total Number	1,299,107	643,048	656,059	1,461,286	720,589	740,697	1,592,523	781,263	811,260	1,763,640	854,296	909,344
<18 years	359,174	183,530	175,644	362,503	184,838	177,665	383,287	195,479	187,808	378,940	193,372	185,568
18-64	842,975	421,407	421,568	953,806	476,191	477,615	1,019,691	508,204	511,487	1,065,111	529,549	535,562
>64	96,958	38,111	58,847	144,977	59,560	85,417	189,545	77,580	111,965	319,589	131,375	188,214
Median	29.11	28.27	29.93	32.99	32.16	33.79	36.70	35.61	37.79	39.18	37.54	40.94
Total Percent	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
<18 years	27.6	28.5	26.8	24.8	25.7	24.0	24.1	25.0	23.2	21.5	22.6	20.4
18-64	64.9	65.5	64.3	65.3	66.1	64.5	64.0	65.0	63.0	60.4	62.0	58.9
>64	7.5	5.9	9.0	9.9	8.3	11.5	11.9	9.9	13.8	18.1	15.4	20.7

Source: State Department of Finance (DOF)

TABLE V: PROJECTED SOUTH COUNTY GROWTH, BY STATISTICAL AREA, 1980-2000#

Statistical Area	Population			Households			Jobs			Household Size			Employees per Household		
	1980	1990	2000	1980	1990	2000	1980	1990	2000	1980	1990	2000	1980	1990	2000
Llagas-Uvas	2,112	2,597	3,047	674	856	1,058	241	222	638	3.13	3.03	2.87	1.48	1.53	1.62
Morgan Hill	18,662	24,310	27,323	5,623	7,856	9,346	5,131	9,961	23,540	3.29	3.06	2.89	1.51	1.56	1.66
San Martin	9,250	10,018	10,229	2,689	2,976	3,187	1,220	1,751	3,216	3.39	3.29	3.15	1.56	1.61	1.71
Gilroy	24,748	34,662	46,782	7,680	11,197	16,383	9,015	19,581	39,134	3.19	3.06	2.83	1.31	1.36	1.46
Diablo (part)	415	459	500	138	140	161	368	910	1,218	2.67	2.77	2.68	1.39	1.44	1.53
Study Area Total	55,187	72,046	87,881	16,804	23,025	30,135	15,975	32,425	67,746	3.25	3.09	2.89	1.42	1.47	1.54
Percent of County	4.3	5.0	5.8	3.7	4.4	5.1	2.3	3.8	6.4	--	--	--	--	--	--
Percent of Co. Growth	--	12.2	21.8	--	9.3	11.1	--	11.0	16.3	--	--	--	--	--	--
Coyote#	2,903	3,096#	17,084#	839	872#	6,166#	645	1,623#	4,910#	3.17	3.13#	2.72#	1.32	1.36#	1.44#

Source: ABAG Projections '83
ABAG is now preparing Projections '85 by subarea. San Jose's Coyote General Plan Amendment and urban service area expansion is being integrated into the new projections.
  It is expected that jobs for the Coyote statistical area will be revised upward to 5,800 for 1990 and 21,300 for 2000. Households and population will be revised to an unknown amount.

Appendix

TABLE VI: PROJECTED GROWTH, GILROY AND MORGAN HILL SPHERES OF INFLUENCE, 1980-2000*

	Population			Households			Jobs		
	1980	1990	2000	1980	1990	2000	1980	1990	2000
Morgan Hill	22,610	28,600	39,300	6,773	9,100	13,550	5,795	11,500	27,800
Gilroy	32,173	42,900	55,400	9,886	13,720	19,160	10,014	20,900	41,800
Total	54,783	71,500	94,700	16,659	22,820	32,710	15,809	32,400	69,600

* Source: ABAG Projections '83
ABAG '85 Projections for city areas will be available in March/April, 1985.

TABLE VII: AGE AND HOUSEHOLD CHARACTERISTICS FOR SOUTH COUNTY, 1980

CHARACTERISTIC	SANTA CLARA COUNTY		SOUTH COUNTY		GILROY CITY		MORGAN HILL CITY		SAN MARTIN CENSUS TRACT		REMAINDER UNINCORPORATED COUNTY		COYOTE	
	Totals	Percent of Total	Totals	Percent of Total	Totals	Percent of Total	Totals	Percent of Total	Totals	Percent of Total	Totals	Percent of Total	Totals	Percent of Total
Population	1,295,071		56,081		21,641		17,060		7,664		9,716		1,843	
Male	641,443	49.5%	28,016	50.0%	10,636	49.1%	8,539	50.1%	3,898	50.9%	4,943	50.9%	1,493	81.0%
Female	653,628	50.5%	28,065	50.0%	11,005	50.9%	8,521	49.9%	3,766	49.1%	4,773	49.1%	350	19.0%
Median Age	29.1		n.a.		26.4		27.4		27.8		n.a.		n.a.	
Persons/Household	2.76		3.28		3.14		3.2		3.53		3.26		n.a.	
Persons/Family	3.29		--		3.56		3.5		3.76		3.55		n.a.	
Persons 65 yrs +	96,633	7.5%	3,875	6.9%	1,765	8.2%	986	5.8%	438	5.7%	686	7.1%	102	5.5%
in households	88,969		3,679		1,647		917		438		677		97	

Source: 1980 U.S. Census

Appendix

TABLE VIII: SCHOOL-AGE POPULATION FOR SOUTH COUNTY, 1980

CHARACTERISTIC	SANTA CLARA COUNTY Totals	Percent of Total	SOUTH COUNTY Totals	Percent of Total	GILROY CITY Totals	Percent of Total	MORGAN HILL CITY Totals	Percent of Total	SAN MARTIN CENSUS TRACT Totals	Percent of Total	REMAINDER UNINCORPORATED COUNTY Totals	Percent of Total	COYOTE Totals	Percent of Total
Population	1,295,071		56,081		21,641		17,060		7,664		9,716		1,843	
School-Age Population	409,466	24.7%	21,855	39.0%	8,358	38.6%	6,769	39.7%	3,101	40.5%	3,627	37.3%	555	30.1%
(5 yrs	89,276	6.9%	5,045	9.0%	2,197	10.2%	1,617	9.5%	599	7.8%	632	6.5%	163	8.8%
5-9	90,059	7.0%	5,159	9.2%	2,035	9.4%	1,616	9.5%	720	9.4%	788	8.1%	147	8.0%
10-14	105,602	8.2%	5,892	10.5%	2,109	9.7%	1,824	10.7%	883	11.5%	1,076	11.1%	175	9.5%
15-19	124,529	9.6%	5,759	10.3%	2,017	9.3%	1,712	10.0%	899	11.7%	1,131	11.6%	233	12.6%

Source: 1980 U.S. Census

22

Appendix

TABLE IX: 1980 SOUTH COUNTY HOUSEHOLDS - FEMALE AND BELOW 1979 POVERTY LEVEL*

CHARACTERISTIC	SANTA CLARA COUNTY Totals	Percent of Total	SOUTH COUNTY Totals	Percent of Total	GILROY CITY Totals	Percent of Total	MORGAN HILL CITY Totals	Percent of Total	SAN MARTIN CENSUS TRACT Totals	Percent of Total	REMAINDER UNINCORPORATED COUNTY Totals	Percent of Total	COYOTE Totals	Percent of Total
Population	1,295,071		56,081		21,641		17,060		7,664		9,716		1,843	
Male	641,443	49.5%	28,016	50.0%	10,636	49.1%	8,539	50.1%	3,898	50.9%	4,943	50.9%	1,493	81.0%
Female	653,628	50.5%	28,065	50.0%	11,005	50.9%	8,521	49.9%	3,766	49.1%	4,773	49.1%	350	19.0%
Householder	458,519		17,112		6,839		5,232		2,135		2,906		478	
Female householder	45,058	9.8%	1,452	8.5%	708	10.4%	446	8.5%	125	5.9%	173	6.0%	37	7.7%
Female householder below 1979 poverty level	7,897	17.5%	444	30.6%	231	32.6%	127	28.5%	36	28.8%	50	28.9%	7	18.9%
Total Families	326,191		14,836		5,472		4,452		2,369		2,543		450	
Families below 1979 poverty level	17,181	5.3%	1,225	8.3%	567	10.4%	300	6.7%	210	8.9%	148	5.8%	16	3.6%

Source: 1980 U.S. Census

* The 1979 poverty level for a family of four was $7,412.

Appendix

TABLE X: RACE AND SPANISH ORIGIN IN SOUTH COUNTY, 1980

CHARACTERISTIC	SANTA CLARA COUNTY Totals	Percent of Total	SOUTH COUNTY Totals	Percent of Total	GILROY CITY Totals	Percent of Total	MORGAN HILL CITY Totals	Percent of Total	SAN MARTIN CENSUS TRACT Totals	Percent of Total	REMAINDER UNINCORPORATED COUNTY Totals	Percent of Total	COYOTE Totals	Percent of Total
Population	1,295,071	100.0%	56,081	100.0%	21,641	100.0%	17,060	100.0%	7,664	100.0%	9,716	100.0%	1,843	100.0%
White	1,017,854	78.6%	41,774	74.5%	14,334	66.2%	13,836	81.1%	5,928	77.3%	7,676	79.0%	1,211	65.7%
Black	43,716	3.4%	504	0.9%	148	0.7%	226	1.3%	59	0.8%	71	0.7%	31	1.7%
American Indian	8,506	0.7%	449	0.8%	186	0.9%	137	0.8%	43	0.5%	83	0.9%	7	0.4%
Asian	99,935	7.7%	1,783	3.2%	696	3.2%	503	2.9%	289	3.8%	295	3.0%	171	9.3%
Other	125,060	9.7%	11,571	20.6%	6,277	29.0%	2,358	13.8%	1,345	17.5%	1,591	16.4%	423	23.0%
Spanish Origin	226,611	17.5%	18,156	32.4%	9,760	45.1%	4,112	24.1%	2,350	30.7%	1,934	19.9%	611	33.2%

Source: 1980 U.S. Census

A-24

Appendix

TABLE XI: EDUCATIONAL ATTAINMENT AND INCOME FOR SOUTH COUNTY, 1980

CHARACTERISTIC	SANTA CLARA COUNTY Totals	Percent of Total	SOUTH COUNTY Totals	Percent of Total	GILROY CITY Totals	Percent of Total	MORGAN HILL CITY Totals	Percent of Total	SAN MARTIN CENSUS TRACT Totals	Percent of Total	REMAINDER UNINCORPORATED COUNTY Totals	Percent of Total	COYOTE Totals	Percent of Total
Population	1,295,071		56,081		21,641		17,060		7,664		9,716		1,843	
Education, 25 yrs +	753,603	58.2%	29,941	53.4%	11,310	52.3%	9,126	53.5%	4,077	53.2%	5,428	55.9%	994	53.9%
Elementary	79,257	10.5%	5,447	18.2%	2,604	23.0%	1,085	11.9%	818	20.1%	940	17.3%	149	15.0%
High School,1-3	75,193	10.0%	3,716	12.4%	1,481	13.1%	961	10.5%	566	13.9%	708	13.0%	111	11.2%
High School, 4y	217,564	28.9%	9,135	30.5%	3,389	30.0%	2,880	31.6%	1,341	32.9%	1,525	28.1%	282	28.4%
College, 1-3yrs	182,887	24.3%	6,716	22.4%	2,309	20.4%	2,214	24.3%	888	21.8%	1,305	24.0%	242	24.3%
College, 4+yrs	198,702	26.4%	4,928	16.5%	1,527	13.5%	1,986	21.8%	464	11.4%	951	17.5%	210	21.1%
Household Income														
Median	$23,370		n.a.		$19,139		$24,723		$22,252		n.a.		n.a.	
Mean	$26,593		$18,768		$21,959		$27,853		$25,260		n.a.		n.a.	
Per Capita Income	$9,518		$8,053		$6,942		$8,590		$8,129		$9,524		$7,436	

Source: 1980 U.S. Census

25

VIII. SOURCES:

o   Santa Clara County General Plan

o   1980 U.S. Census

o   1970 U.S. Census

o   1960 U.S. Census

o   MTC Data Release #4

o   ABAG Projections '83

o   ABAG Draft Projections '85

o   Population Projections for California Counties 1980-2020 with
     Age/Sex Detail to 2020 baseline '83.